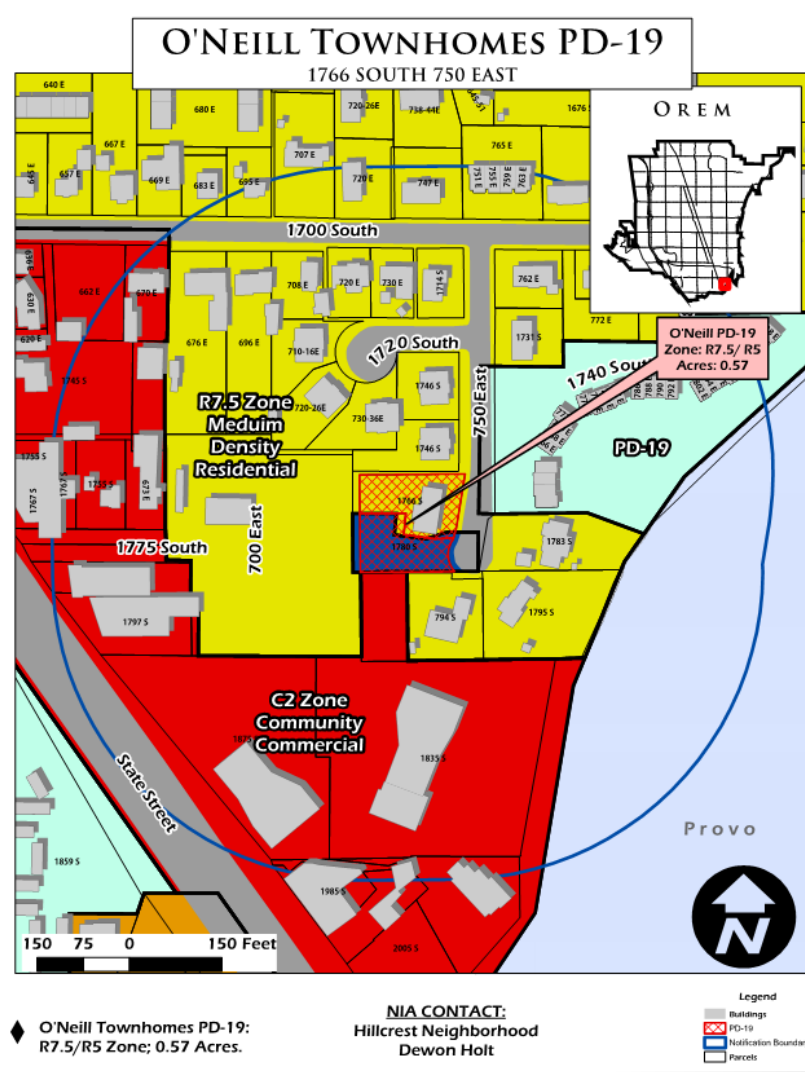


PUBLIC HEARING – Amending Section 22-11-31, PD-19 zone, Appendix “M” and Section 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.57 acres from R5 and R7.5 to PD-19 at 1766 South 750 East

- R7.5 (green)
- C2 (red)
- PD-19 (blue)

- ### Adjacent Uses
- Parking lot (C2)
 - Multi-family units (R7.5 and PD-19)
 - Single-family units (R7.5)





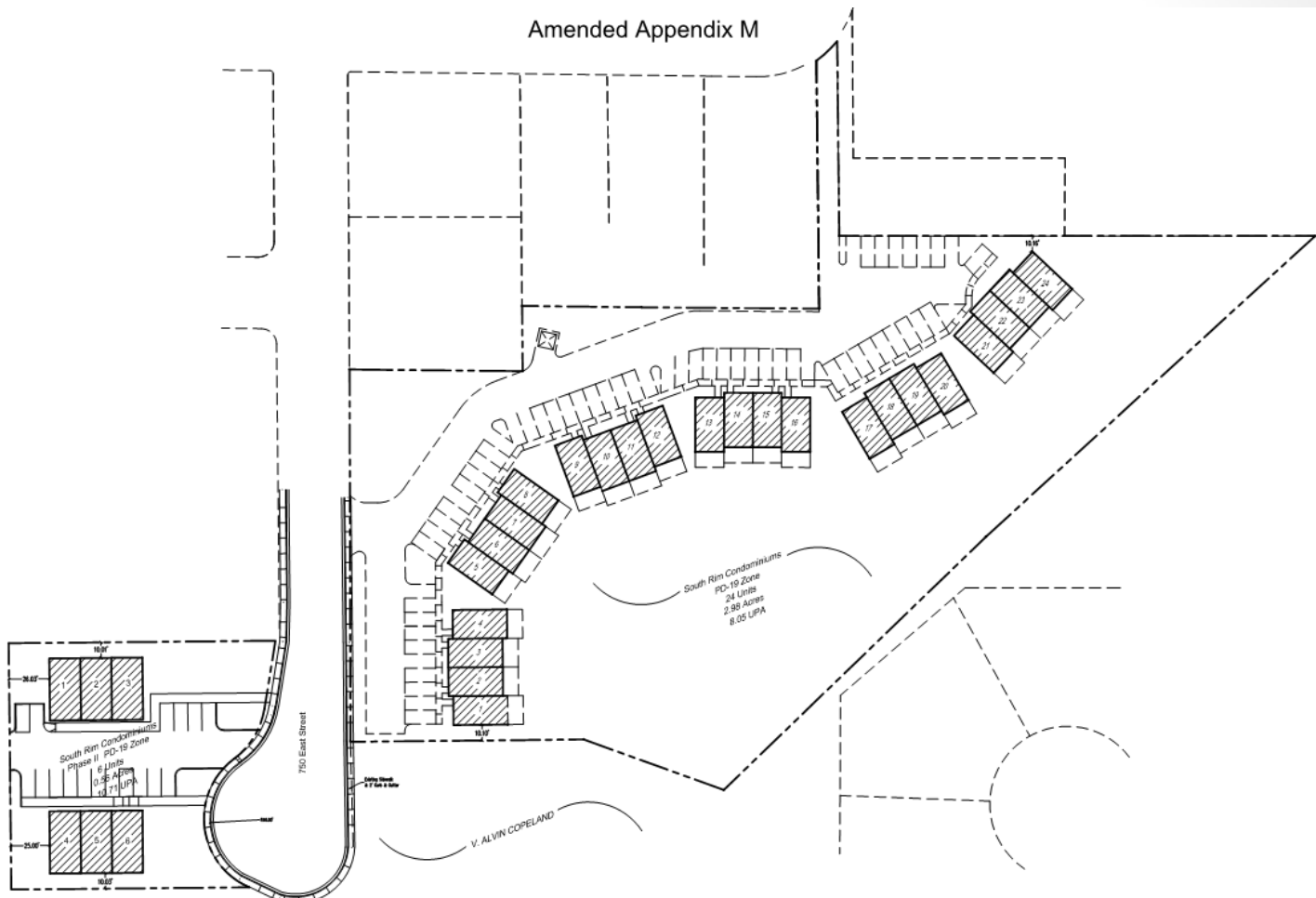
Development Standards

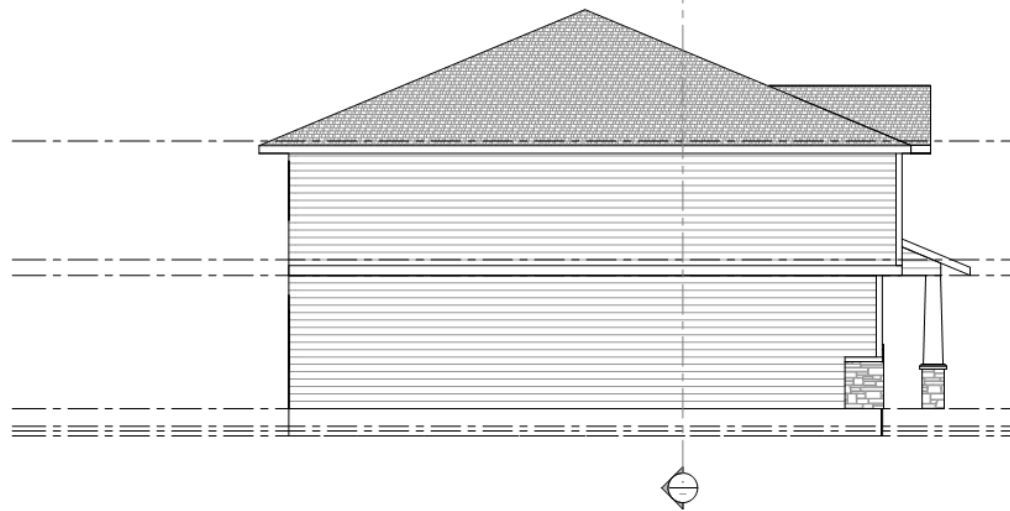
- Updated concept plan as part of Appendix M
- Density up to 9 units per acre (current maximum)
- Existing density is 8.05 units per acre
- Proposed density is 8.47 units per acre
- Side setbacks of 10 feet with front and rear setback of 25 feet (current)
- Brick, stone, stucco, cement fiber board siding on elevations
- Maximum building height of 30 feet; surrounding R7.5 zone is 35 feet and C2 zone is 60 feet
- 2.50 parking stalls per unit; one which must be covered
- No stacked units
- 750 East cul-de-sac diameter will be increased
- No restriction of second floor square footage

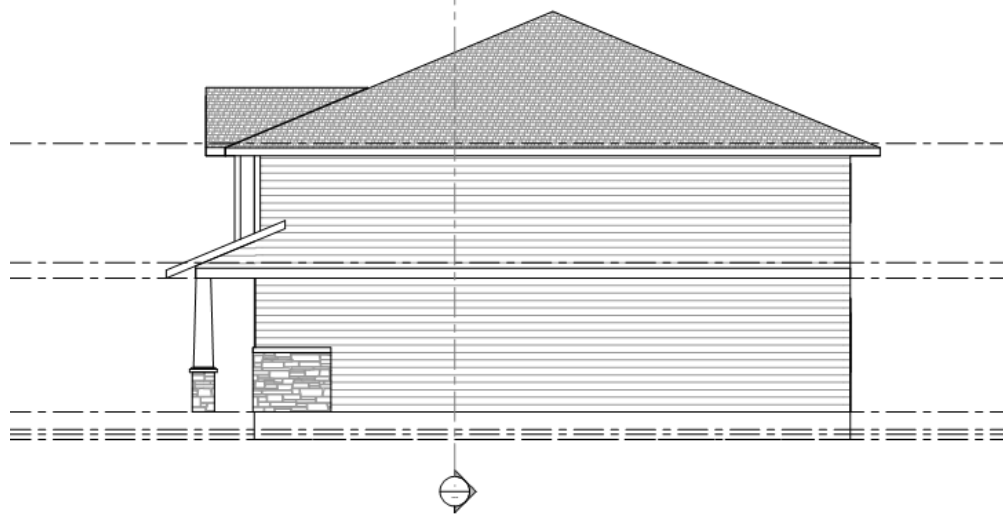


1" = 30'

Amended Appendix M







22-11-31. PD-19 Zone, South Rim PRD, 1755 South 750 East.

A. **Purpose.** The purpose of the PD-19 ~~z~~Zone is to provide a planned development of attached residential dwelling units with densities not to exceed nine (9) units per acre. The PD-19 ~~z~~Zone may only be applied to parcel(s) shown in ~~the Amended Appendix M, of the Orem City Code, with~~ the Preliminary Development Plan included shown as Amended Appendix M of the Orem City Code.

B. Development Standards.

1. **PRD Ordinance.** The development standards and requirements set forth in Article ~~22-7 VII, PRD Ordinance, of Chapter 22~~ of the Orem City Code shall apply to the PD-19 ~~z~~Zone, except as expressly modified below: for building setbacks and building heights which are established by the Preliminary Development Plat in Appendix M.

2. Preliminary Development Plan. Development in the PD-19 zone shall substantially conform to the Preliminary Development Plan included as Appendix M of the Orem City Code.

3. Setbacks. Setbacks in the PD-19 zone shall be as shown in the Preliminary Development Plan included as Appendix M of the Orem City Code.

4. Heights. The maximum height for all primary structures shall be thirty feet (30') with no restriction as to second story square footage or basement square footage. However, basements are only allowed in areas accessible to sewer by gravity.

~~5. _____~~ 2. Accessory Apartments. Accessory apartments are not permitted within the PD-19 Zone.

~~63.~~ Access. If development within the PD-19 ~~z~~Zone includes more than sixteen (16) units, at least two (2) vehicular accesses shall be provided, with one of those accesses coming off of 1700 South Street.

7. Type of Units Allowed. Only townhouses or single-family detached dwellings are permitted in the PD-19 zone.

8. Exterior Finishing Materials. In addition to the materials permitted under Section 22-7-12(Q), cementitious fiber board siding may be used as a finishing material.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 22-11-31, PD-19 zone, Appendix “M” and Section 22-5-3(A) and the zoning map of the Orem City Code by changing the zone on 0.57 acres at 1766 South 750 East from the R5 zone and the R7.5 zone to the PD-19 zone. The Planning staff supports the recommendation of the Planning Commission.